

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County

State: AL

PJ's Total HOME Allocation Received: \$17,203,900

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	7			
% of Funds Committed	88.67 %	93.31 %	6	91.92 %	27		27
% of Funds Disbursed	81.83 %	80.96 %	3	82.65 %	35		34
Leveraging Ratio for Rental Activities	0.65	1.88	4	4.67	16		13
% of Completed Rental Disbursements to All Rental Commitments***	87.18 %	86.69 %	4	81.09 %	31		34
% of Completed CHDO Disbursements to All CHDO Reservations***	74.54 %	68.55 %	4	68.72 %	51		53
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.16 %	76.59 %	3	79.93 %	58		64
% of 0-30% AMI Renters to All Renters***	50.66 %	45.42 %	3	44.94 %	58		61
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.06 %	1	94.87 %	100		100
Overall Ranking:			In State:	3 / 7	Nationally:	45	41
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$41,609	\$21,289		\$25,717	152	Units	36.30 %
Homebuyer Unit	\$27,792	\$19,961		\$14,669	265	Units	63.20 %
Homeowner-Rehab Unit	\$69,237	\$16,959		\$20,391	2	Units	0.50 %
TBRA Unit	\$0	\$4,820		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,463	\$75,122	\$71,737
State:*	\$69,592	\$76,897	\$20,508
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	45.4	18.1	0.0	0.0
Black/African American:	53.3	80.8	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	89.5	14.0	0.0	0.0
2 Persons:	9.9	29.8	0.0	0.0
3 Persons:	0.7	26.0	100.0	0.0
4 Persons:	0.0	19.6	0.0	0.0
5 Persons:	0.0	7.9	0.0	0.0
6 Persons:	0.0	1.9	0.0	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	7.2	12.8	0.0	0.0
Elderly:	91.4	5.7	50.0	0.0
Related/Single Parent:	0.0	61.9	50.0	0.0
Related/Two Parent:	0.0	17.4	0.0	0.0
Other:	1.3	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.8	0.0 [#]
HOME TBRA:	1.3	
Other:	0.0	
No Assistance:	57.9	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County

State: AL

Group Rank: 45
(Percentile)

State Rank: 3 / 7 PJs

Overall Rank: 41
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	87.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	74.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.16	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

